28 Brompton Road
Southsea, PO4 9AL
Asking Price £230,000

cogroves
Sales, Rentals and Block Management

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LOOKING FOR A LARGE GARDEN IN SOUTHSEA? THIS PROPERTY HAS A 70' REAR GARDEN. The accommodation comprises 2 double bedrooms, good size open plan lounge/dining room, fitted kitchen with appliances, ground floor bathroom. Other benefits include double glazing, gas central heating, no forward chain and situated in this cul-de-sac. Conveniently located close to Albert Road which offers a range of bars, restaurants, cafes, shops, supermarkets, bus routes, Fratton train station and a short walk to seafront and Canoe Lake.

Porch
4'2 x 2'6 (1.27m x 0.76m)
Front door to porch with inner door to:

Lounge/Dining Room
23'7 x 12'4 (7.19m x 3.76m)
Double aspect room with double glazed window to front, double glazed door to rear leading to garden, two radiators, meter cupboards, stairs to first floor.

Kitchen
13'1 x 7'8 (3.99m x 2.34m)
Butler sink, range of wall and base cupboards with work surfaces over, double oven, hob, extractor, fridge freezer, washing machine, dishwasher, part tiled walls, tiled effect laminate flooring, double glazed window to side, wall mounted Ideal gas boiler.

Lobby
2'7 x 8' (0.79m x 2.44m)
Storage cupboard, double glazed door to garden, door to:

Bathroom
6'1 x 8' (1.85m x 2.44m)
White suite comprising bath with shower attachment, WC, wash hand basin, tiled walls, vinyl flooring, radiator, double glazed window to rear.

First Floor Landing
Hatch to loft.

Bedroom 1
9'1 x 12'4 to back of wardrobe (2.77m x 3.76m to back of wardrobe)
Double glazed window to front, built in wardrobes.

Bedroom 2
13'5 x 9'1 (4.09m x 2.77m)
Double glazed window to rear, built in wardrobe/storage, radiator.

Garden
70' x 12'5 (approximate measurements (21.34m x 3.78m (approximate measurements)
Enclosed rear garden with walled and fenced boundaries, patio area, lawn, shrub borders, pathway to bottom of garden leading to timber shed.

Additional Information
Tenure - Freehold

Council tax - Band B

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.

Ground Floor **First Floor**

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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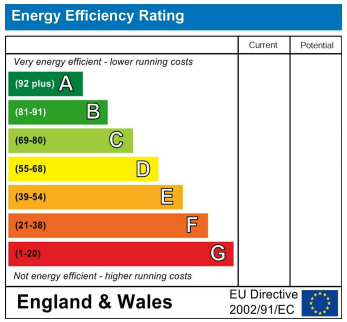

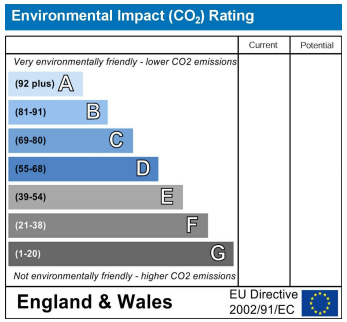

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